

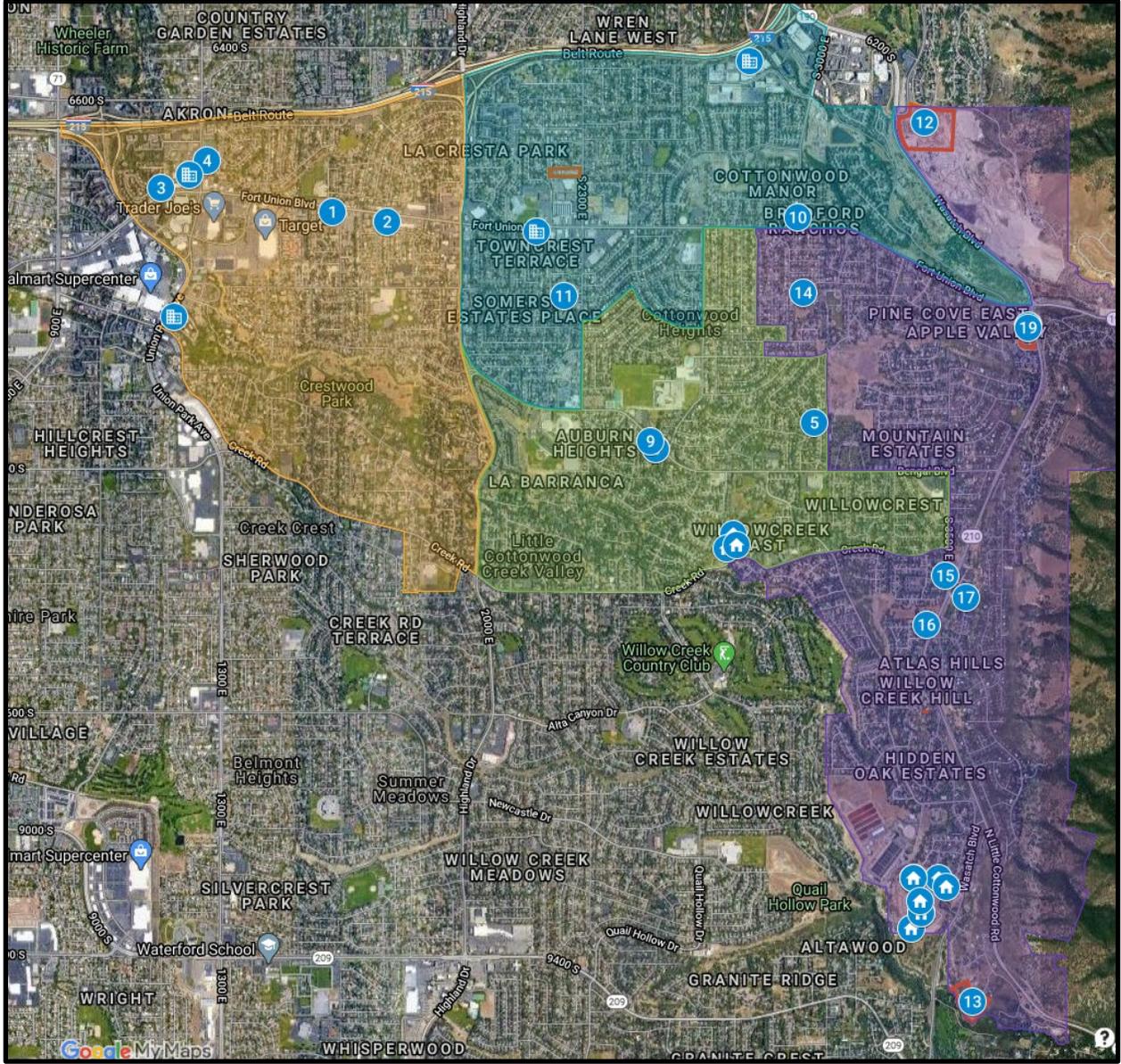


# MAJOR DEVELOPMENT ACTIVITY REPORT

January – February 2020

Staff Contact: Matt Taylor, Senior Planner  
(801) 944-7066. mtaylor@ch.utah.gov

[ONLINE INTERACTIVE MAP VERSION](#)



**COUNCIL DISTRICT 1**

**RECENT PROJECT / RECENT UPDATE #1**

<b>File:</b> SPL-19-007	<b>Project Name:</b> Block 17 Townhomes
<b>Address:</b> 1648 E Fort Union Blvd	<b>Applicant:</b> John Prince, Prince Assets LLC
<b>Type of Application:</b> Site Plan / ARC Approval	<b>Current Zoning:</b>
<b>App. Description:</b> Site Plan Approval - 24 new single-family attached homes	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> The final plan has received conditional approval on Feb 19, 2020.	



**COUNCIL DISTRICT 1**

**RECENT PROJECT / RECENT UPDATE #2**

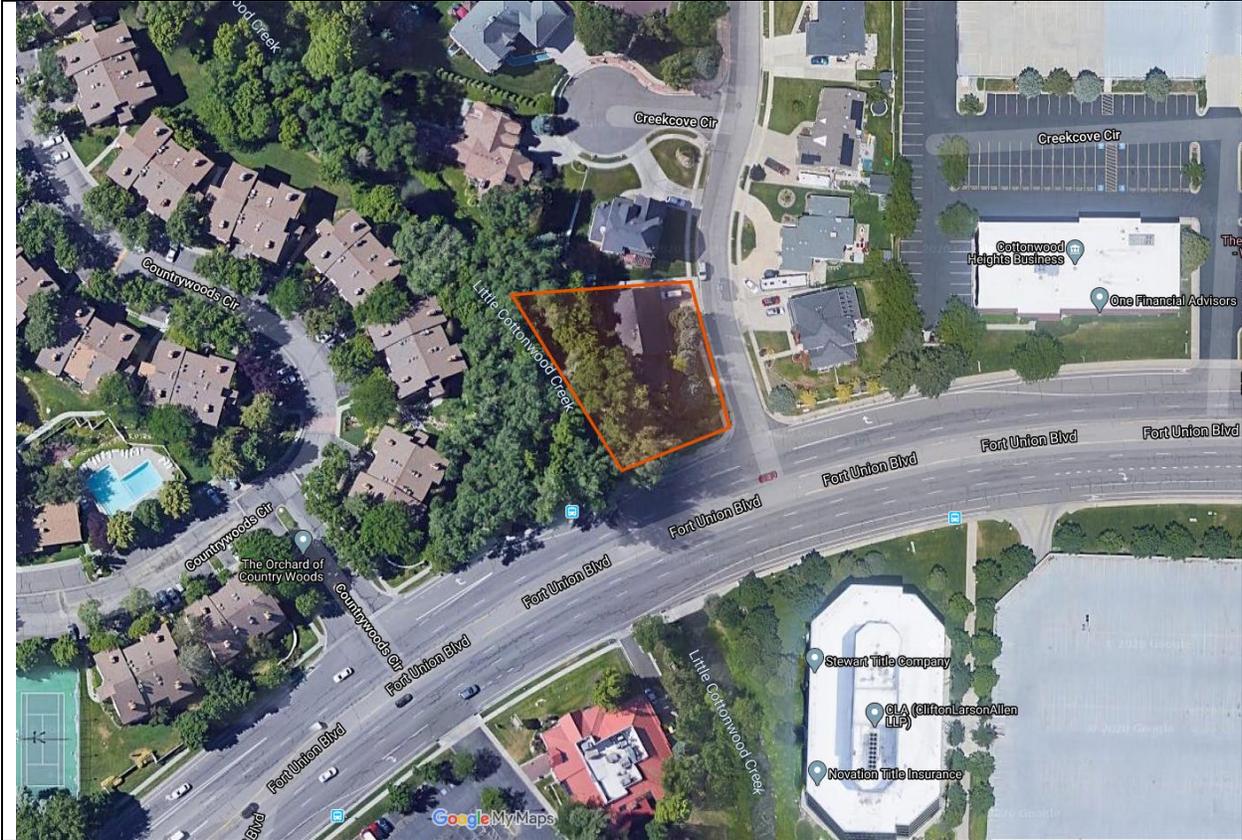
<b>File:</b> CUP-19-008	<b>Project Name:</b> Union Lofts
<b>Address:</b> 1810 E Fort Union Blvd	<b>Applicant:</b> Nathan Anderson
<b>Type of Application:</b> Conditional Use - Site Plan Approval	<b>Current Zoning:</b>
<b>App. Description:</b> Approve a conditional use permit for 12 mixed-use/live-work townhomes	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Andrew Hulka
<b>Status:</b> Certificate of Design Compliance approved Oct 30, 2019; CUP approved Nov 6, 2019; Site Plan and Subdivision Plat currently under staff review.	



**COUNCIL DISTRICT 1**

**RECENT PROJECT / RECENT UPDATE #3**

<b>File:</b> CUP-20-001	<b>Project Name:</b> Painted Soul Tatoo
<b>Address:</b> 6880 S. Creekcove Way	<b>Applicant:</b> Steven Tarr, Megan Jean Morris
<b>Type of Application:</b> Conditional Use Permit: Home Occupation	<b>Current Zoning:</b>
<b>App. Description:</b> Home Occupation Permit	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Andrew Hulka
<b>Status:</b> CUP approved at Administrative Hearing on Feb 19, 2020.	



**COUNCIL DISTRICT 1**

**RECENT PROJECT / RECENT UPDATE #4**

<b>File:</b> HOC-19-003	<b>Project Name:</b> Helina's Alterations (Clothing Alterations)
<b>Address:</b> 1313 E Hollow Dale Drive	<b>Applicant:</b> Ralph and Kyonghui Hull
<b>Type of Application:</b> Home Occupation	<b>Current Zoning:</b>
<b>App. Description:</b> Home Occupation - In-house clothing alterations	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Samantha DeSeelhorst
<b>Status:</b> CUP approved at Administrative Hearing on Jan 8, 2020.	



**DISTRICT 1 RECENT BUILDING PERMITS**

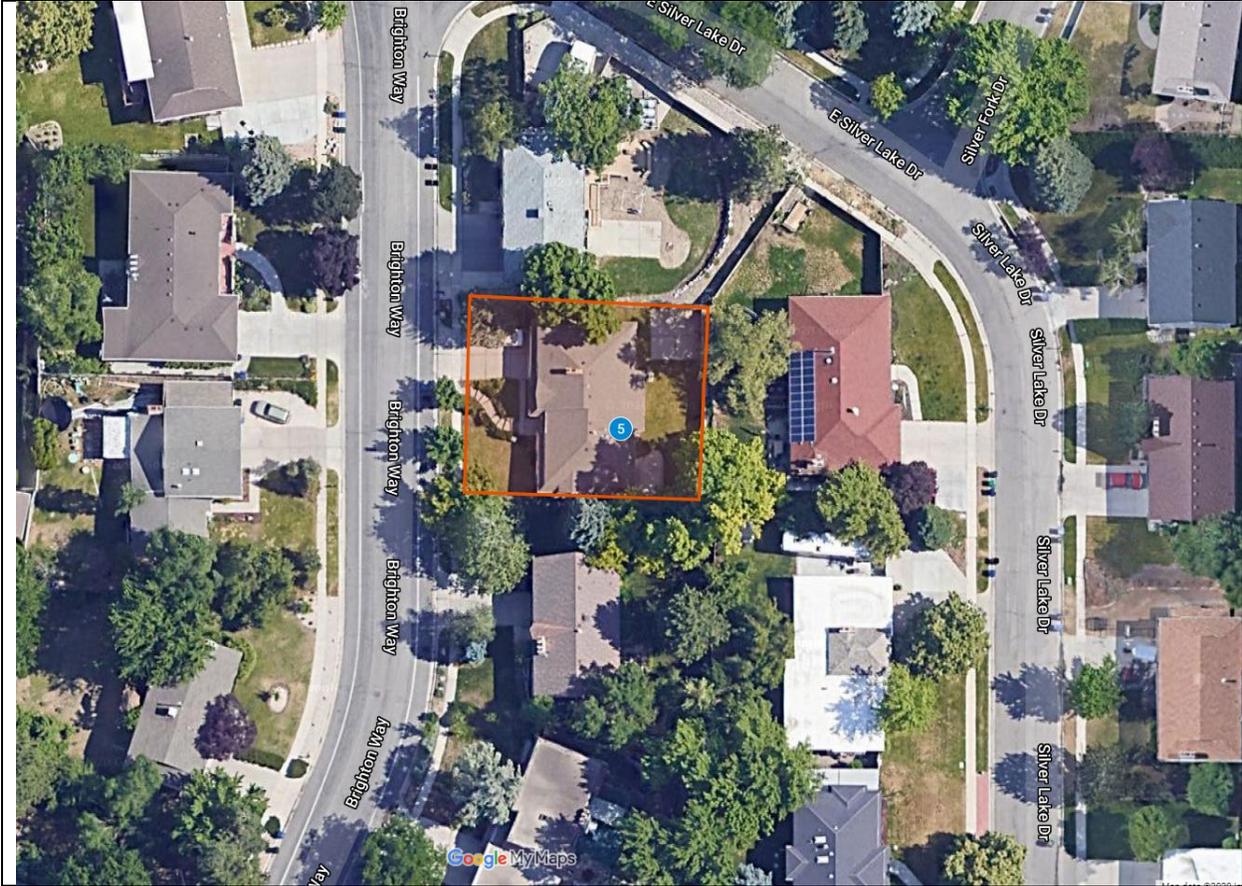
**(Permits Issued January – February)**

<b>CH Permit #</b>	<b>Permit Type</b>	<b>Parcel Address)</b>	<b>Description</b>
BP-20-0048	Tenant Improvement	1265 E Fort Union Boulevard	Tenant Improvement - Brighton Recovery
BP-19-0723	New Commercial	7269 S UNION PARK AVE	New Commercial - 7-Eleven

**COUNCIL DISTRICT 2**

**RECENT PROJECT / RECENT UPDATE #5**

<b>File:</b> CUP-19-020	<b>Project Name:</b> Wall Height Extension
<b>Address:</b> 7635 S Brighton Way	<b>Applicant:</b> Bartholomew Richards
<b>Type of Application:</b> Conditional Use/Wall Height Extension	<b>Current Zoning:</b>
<b>App. Description:</b> Approve a conditional use permit to increase fence height to 8'	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Andrew Hulka
<b>Status:</b> CUP approved at Administrative Hearing on Jan 8, 2020.	



**COUNCIL DISTRICT 2**

**RECENT PROJECT / RECENT UPDATE #6**

<b>File:</b> ZMA-19-006	<b>Project Name:</b> Rezone from R-1-8 to NC
<b>Address:</b> 2540 E Bengal Blvd	<b>Applicant:</b> Log Enterprises LLC (Perry Pardoe)
<b>Type of Application:</b> Zoning Map Amendment	<b>Current Zoning:</b>
<b>App. Description:</b> Rezone from R-1-8 to NC for 0.74 acres	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Andrew Hulka
<b>Status:</b> Rezone approved by City Council on Feb 4, 2020.	





**COUNCIL DISTRICT 2**

**RECENT PROJECT / RECENT UPDATE #8**

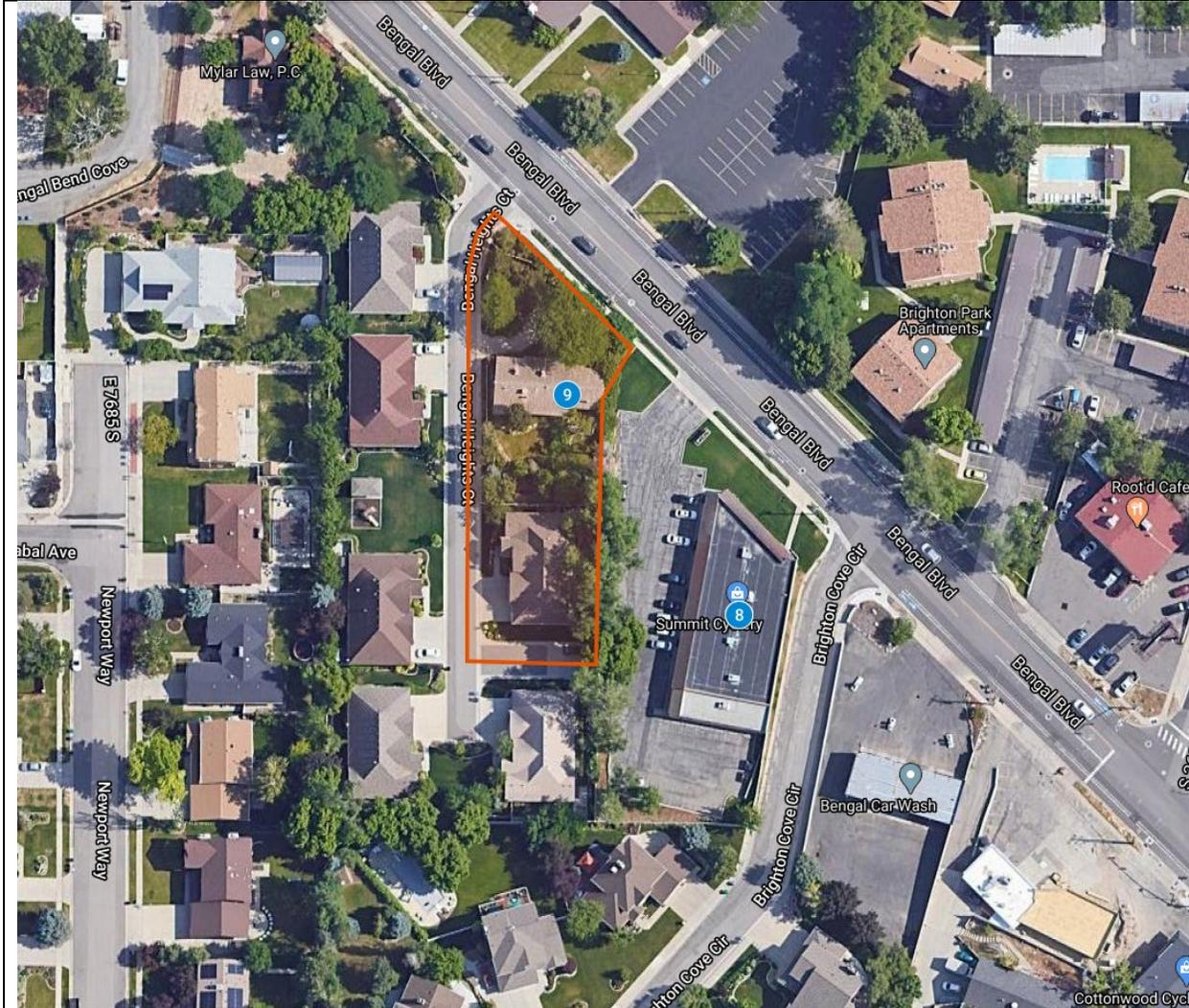
<b>File:</b> CUP-20-004	<b>Project Name:</b> Blue Autism Clinic
<b>Address:</b> 2540 E. Bengal Blvd., Ste 300	<b>Applicant:</b> Mayra Martins
<b>Type of Application:</b> Conditional Use Permit: Land Use	<b>Current Zoning:</b>
<b>App. Description:</b> Public Health Center	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Samantha DeSeelhorst
<b>Status:</b> CUP approved by the Planning Commission Mar 4, 2020.	



## COUNCIL DISTRICT 2

### RECENT PROJECT / RECENT UPDATE #9

<b>File:</b> LLA-20-001	<b>Project Name:</b> Amend Lots 5 and 6, Bengal Heights PUD Subdivision
<b>Address:</b> 7691 S Bengal Heights Ct	<b>Applicant:</b> Jeremy McCune, Restored Realty, Inc
<b>Type of Application:</b> Lot-Line Adjustment	<b>Current Zoning:</b>
<b>App. Description:</b> Adjust the common lot line by 24 feet.	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> The Planning Commission approved the lot line adjustment on March 4, 2020. The applicant will now prepare a final plat for review.	



**DISTRICT 2 RECENT BUILDING PERMITS**

**(Permits Issued January – February)**

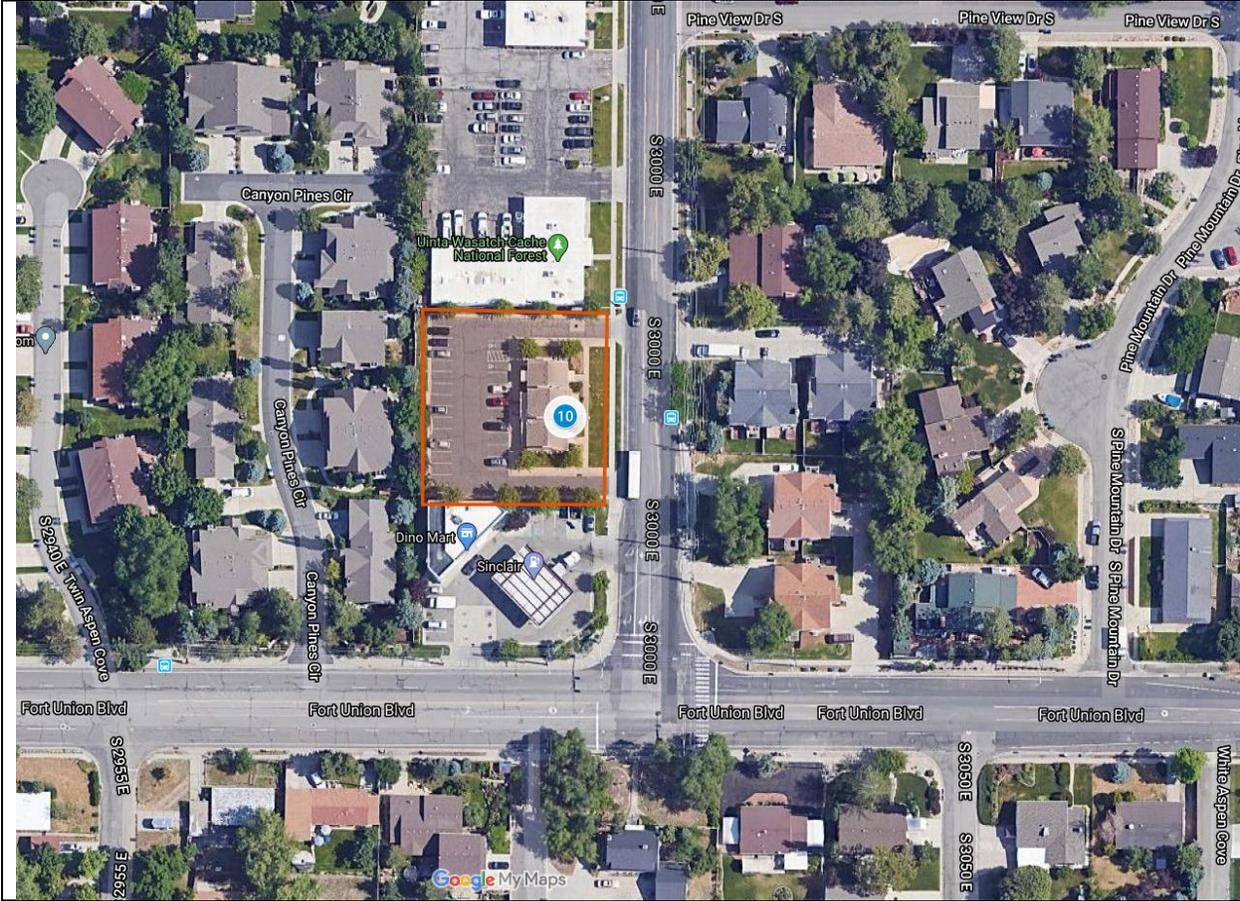
<b>CH Permit #</b>	<b>Permit Type</b>	<b>Parcel Address</b>	<b>Description</b>
BP-19-0665	New SFD	8037 S Denmark Circle	SFD - Watson Hollow Lot 16
BP-19-0676	New SFD	8058 S Tarring Ct	SFD - Watson Hollow Lot 205
BP-19-0583	New SFD	8060 S. Tarring Ct.	SFD - Watson Hollow Lot 206

\*SFD – Single Family Residence

## COUNCIL DISTRICT 3

### RECENT PROJECT / RECENT UPDATE #10

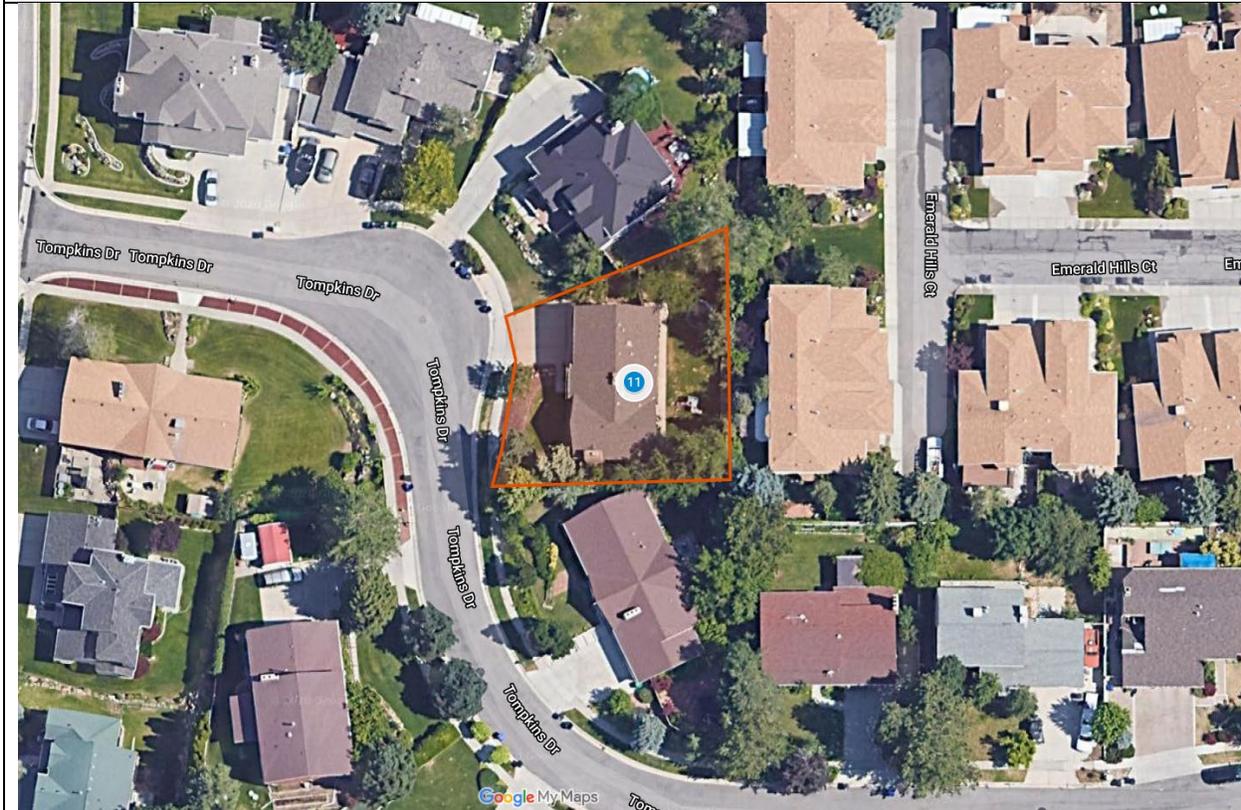
<b>File:</b> CUP-19-019	<b>Project Name:</b> Mixed Use Office and Bed and Breakfast
<b>Address:</b> 6970 S 3000 E	<b>Applicant:</b> Castlewood Development
<b>Type of Application:</b> Conditional Use Permit	<b>Current Zoning:</b>
<b>App. Description:</b> Approve a conditional use permit for a remodel and addition to an existing retail building and change of use to office/bed&breakfast.	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> Planning Commission approved on Jan 8, 2020. Building permit under review.	



## COUNCIL DISTRICT 3

### RECENT PROJECT / RECENT UPDATE #11

<b>File:</b> CUP-20-007	<b>Project Name:</b> Wall Height Extension
<b>Address:</b> 2247 E. Tompkins Dr.	<b>Applicant:</b> Michael and Bridgette Higgins
<b>Type of Application:</b> Conditional Use Permit: Wall Height Extension	<b>Current Zoning:</b>
<b>App. Description:</b> Construct and 8 foot fence along the east property line.	
<b>Next Meeting:</b> March 11 Administrative Hearing	<b>Staff Contact:</b> Samantha DeSeelhorst
<b>Status:</b> Pending an Administrative Hearing on Mar 11, 2020.	



### DISTRICT 3 RECENT BUILDING PERMITS

(Permits Issued January – February)

CH Permit #	Permit Type	Parcel Address	Description
BP-20-0074	Tenant Improvement	2855 E COTTONWOOD PKWY	Tenant Finish - Blue Vine
BP-20-0119	Tenant Improvement	2180 E FORT UNION BLVD	The Tooth Doctor - Tenant Improvement

## COUNCIL DISTRICT 4

### RECENT PROJECT / RECENT UPDATE #12

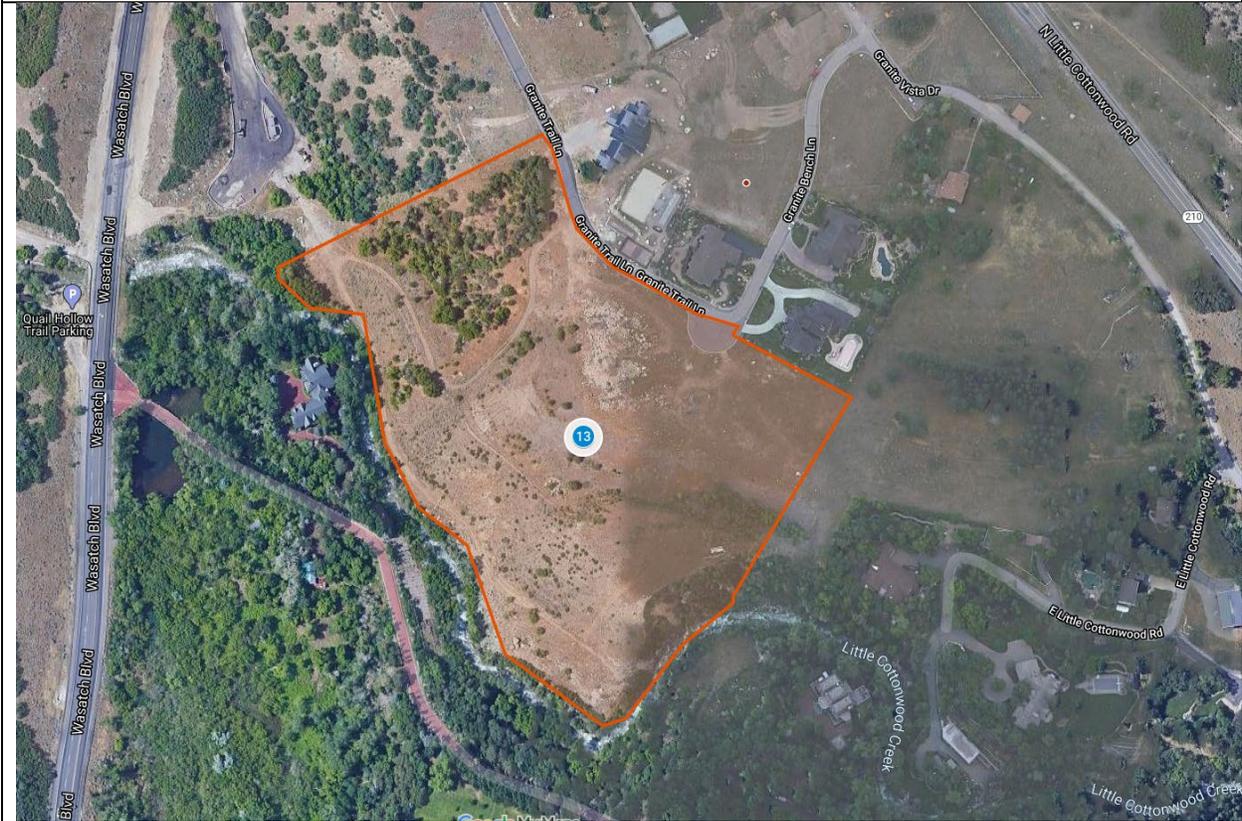
<b>File:</b> PDD-19-001	<b>Project Name:</b> Wasatch Gravel Pit Redevelopment
<b>Address:</b> 6995 S Wasatch Blvd	<b>Applicant:</b> Rockworth, Adam Davis
<b>Type of Application:</b> Planned Development District	<b>Current Zoning:</b>
<b>App. Description:</b> Multi-phase residential, office, retail complex	
<b>Next Meeting:</b> March 26 ARC (tentative)	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> The Planning Commission received an update on the proposed project on Feb 5, 2020. They have also received feedback from the ARC and continued at both their Jan 23 and Feb 27th meetings. The applicant continues to work on geologic studies, ordinance preparation, and amending the site design per ARC recommendations.	



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE #13**

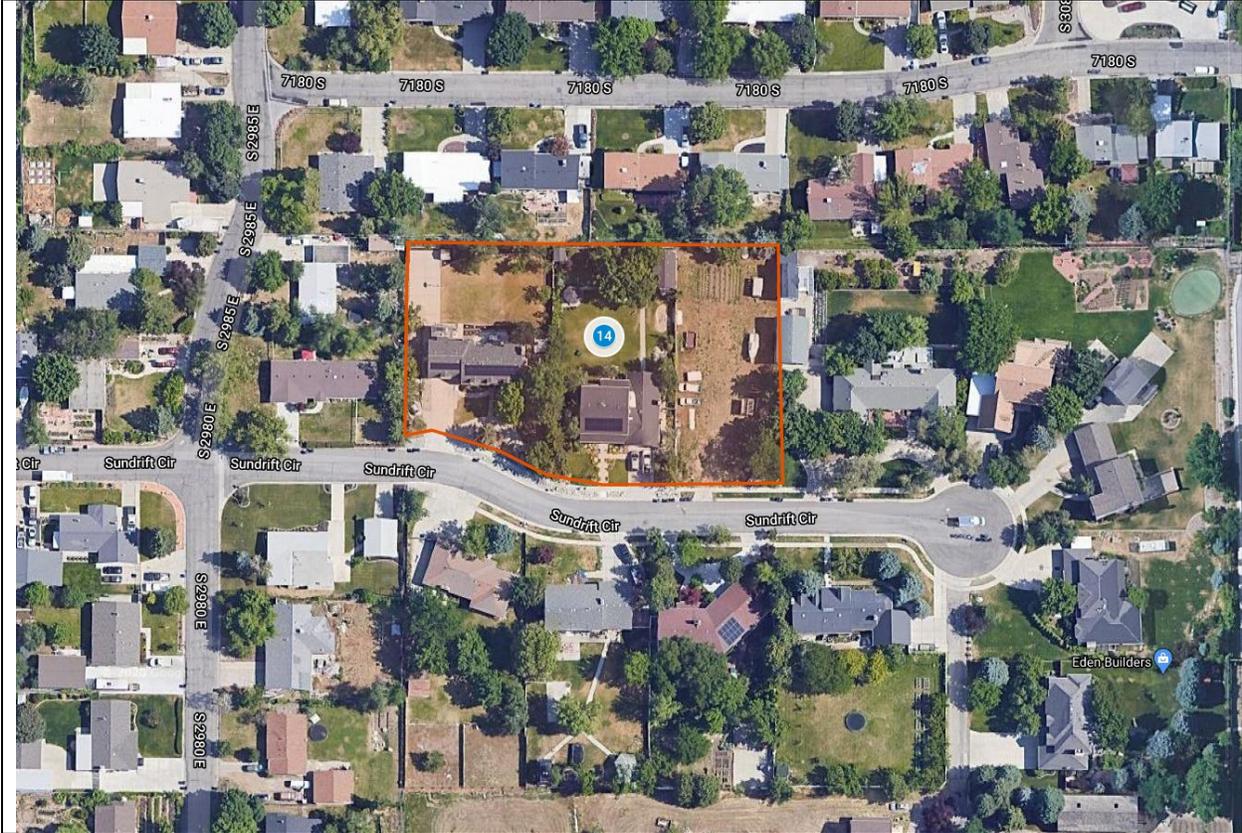
<b>File:</b> SUB-19-002	<b>Project Name:</b> Granite Oaks 3rd Amended
<b>Address:</b> 9502 S Granite Trail Ln	<b>Applicant:</b> Brady Morris
<b>Type of Application:</b> Subdivision Vacation & Final Subdivision	<b>Current Zoning:</b>
<b>App. Description:</b> Subdivision bacation, 6-lot subdivision	
<b>Next Meeting:</b> TBD	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> The applicant has a new consultant lead to help this project to through the process. The consulatant presented to staff a revised plat that seeks to address previous geologic concerns and constraints. We are waiting upon a new submission for review.	



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE #14**

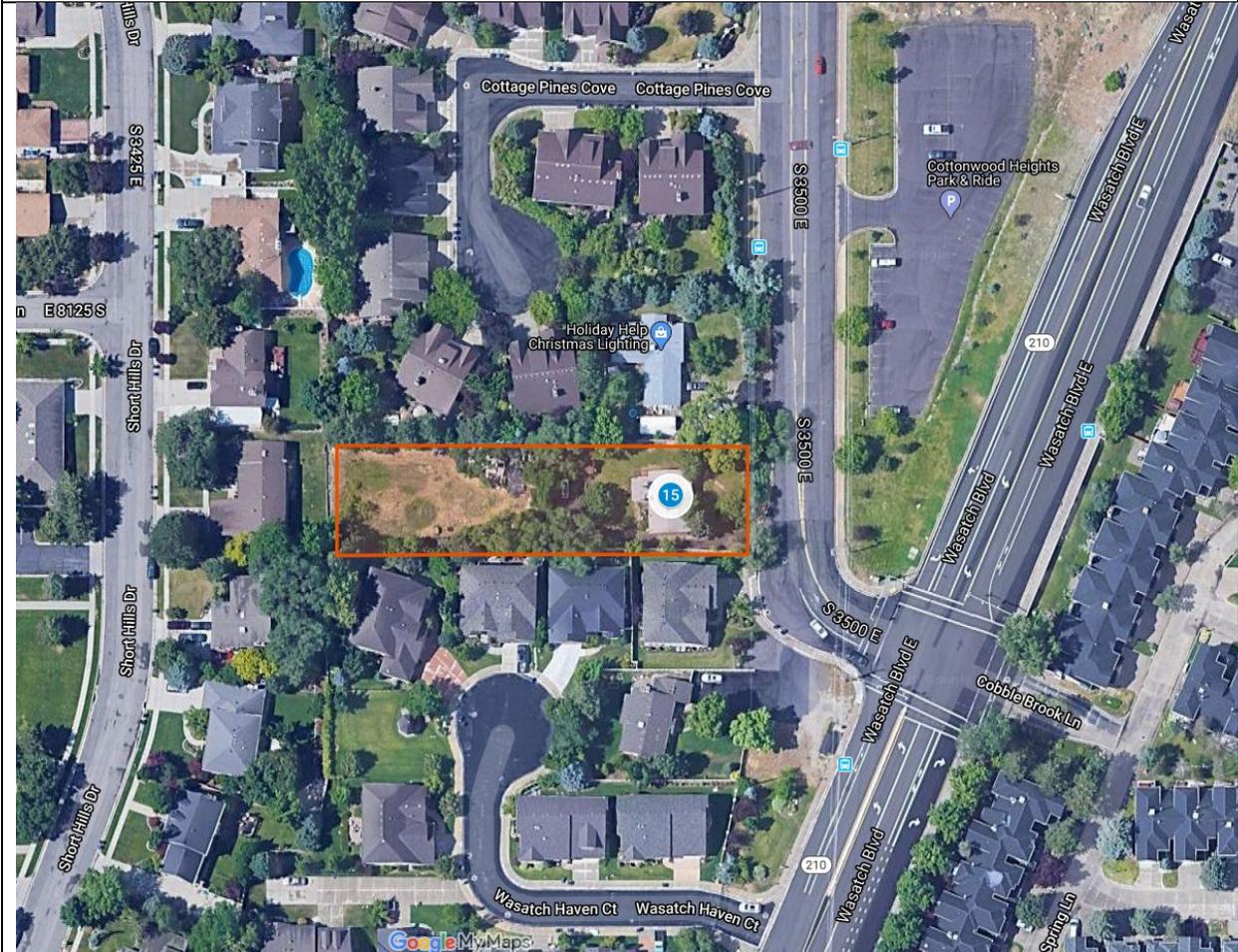
<b>File:</b> SUB-19-003	<b>Project Name:</b> Ballstaedt Estates Phase II
<b>Address:</b> 3029 E Sundrift	<b>Applicant:</b> Paul Ballstaedt
<b>Type of Application:</b> Subdivision Vacation & Final Subdivision	<b>Current Zoning:</b>
<b>App. Description:</b> Subdivision vacation, 3-lot subdivision	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> The final plat mylar is ready for recording. Staff is waiting upon the applicant to schedule a time to record the plat.	



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE #15**

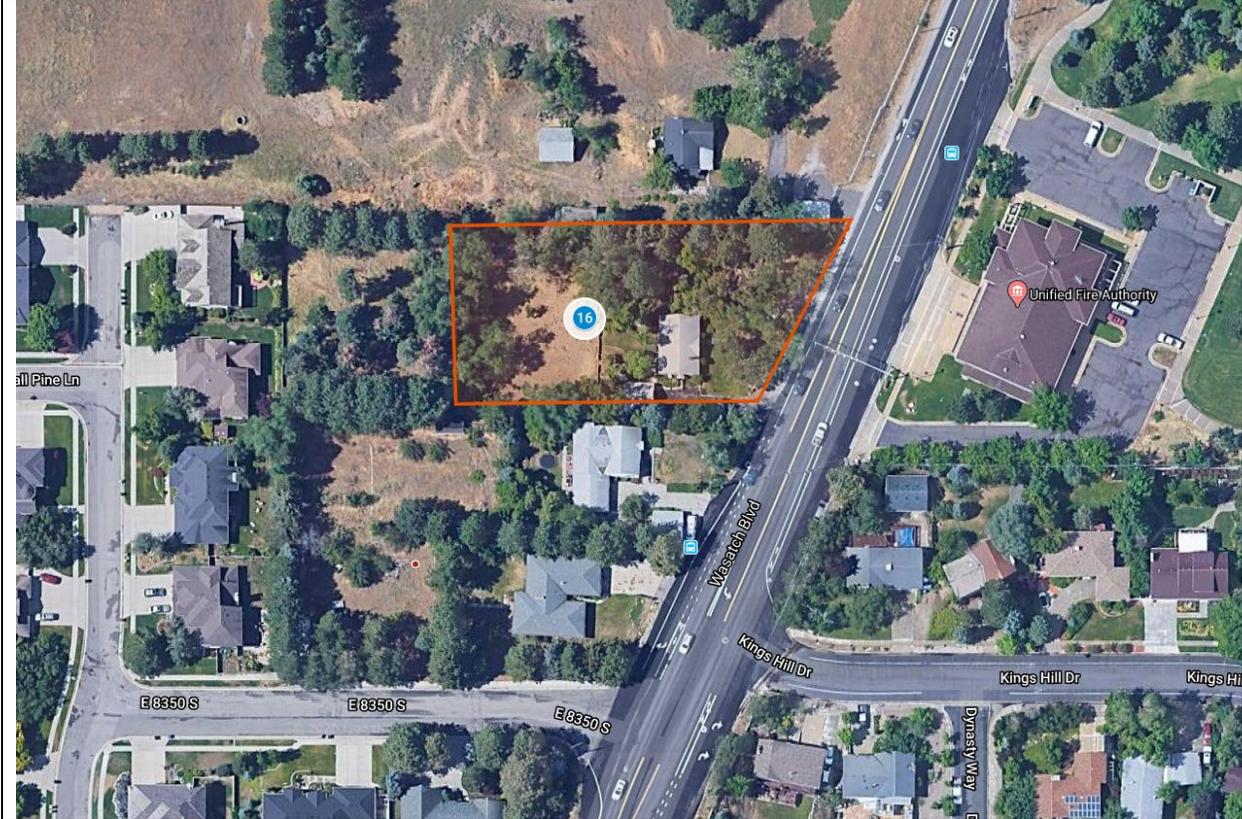
<b>File:</b> SUB-19-006	<b>Project Name:</b> Castle Valley Properties Subdivision
<b>Address:</b> 8140 S 3500 E	<b>Applicant:</b> Castle Valley Properties - Brett Stevens
<b>Type of Application:</b> Final Subdivision	<b>Current Zoning:</b>
<b>App. Description:</b> 2-Lot subdivision	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Matt Taylor
<b>Status:</b> Final plat approved by staff on Feb 1, 2020. Pending recordation until improvements are satisfactorily installed or bonding is submitted.	



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE #16**

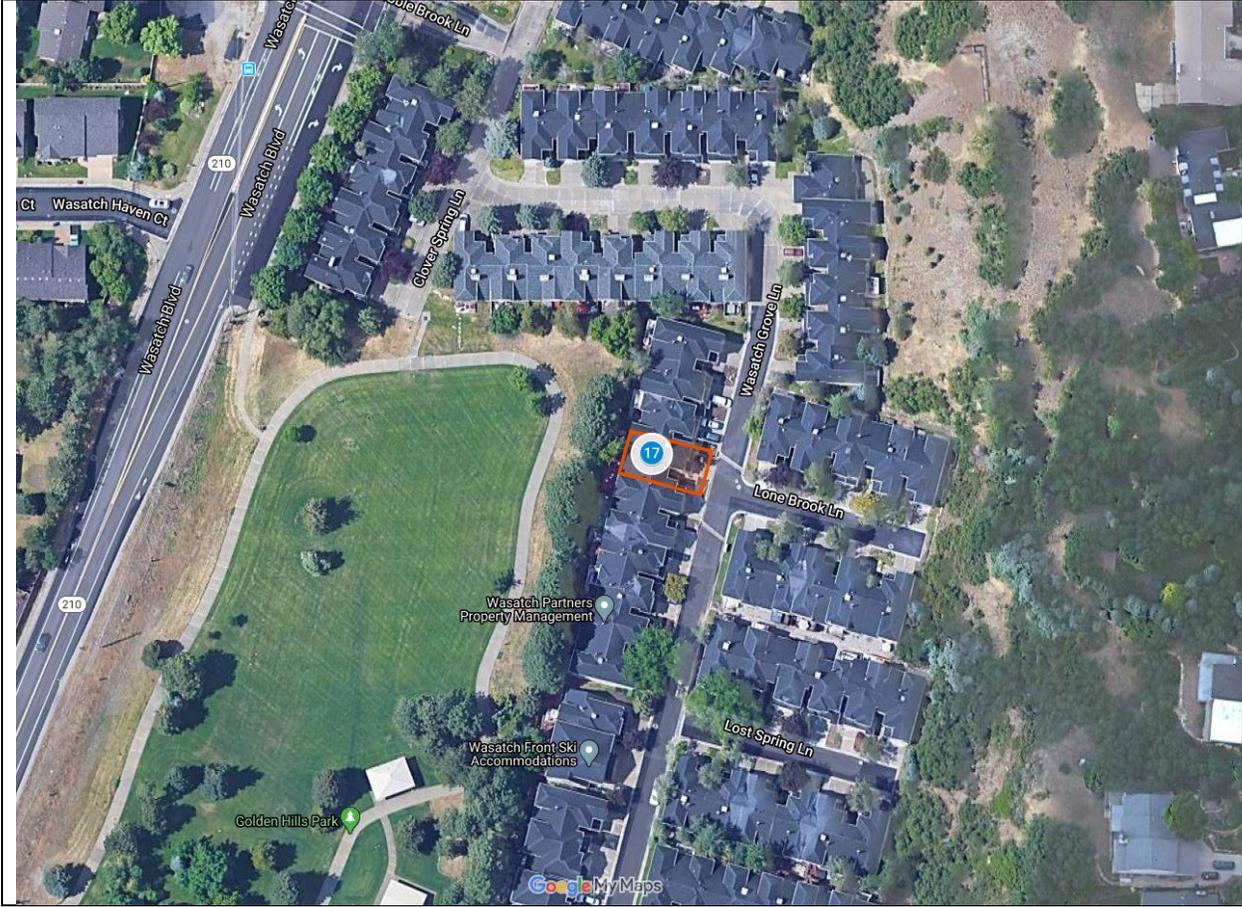
<b>File:</b> SUB-19-013	<b>Project Name:</b> Pine Orchard Subdivision
<b>Address:</b> 8296 S Wasatch Blvd	<b>Applicant:</b> Waterski Holdings, LLC
<b>Type of Application:</b> Subdivision Plat	<b>Current Zoning:</b>
<b>App. Description:</b> 2-Lot subdivision	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Andrew Hulka
<b>Status:</b> Staff sent technical corrections Jan 10, 2020. Waiting for applicant to revise plat and resubmit.	



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE #17**

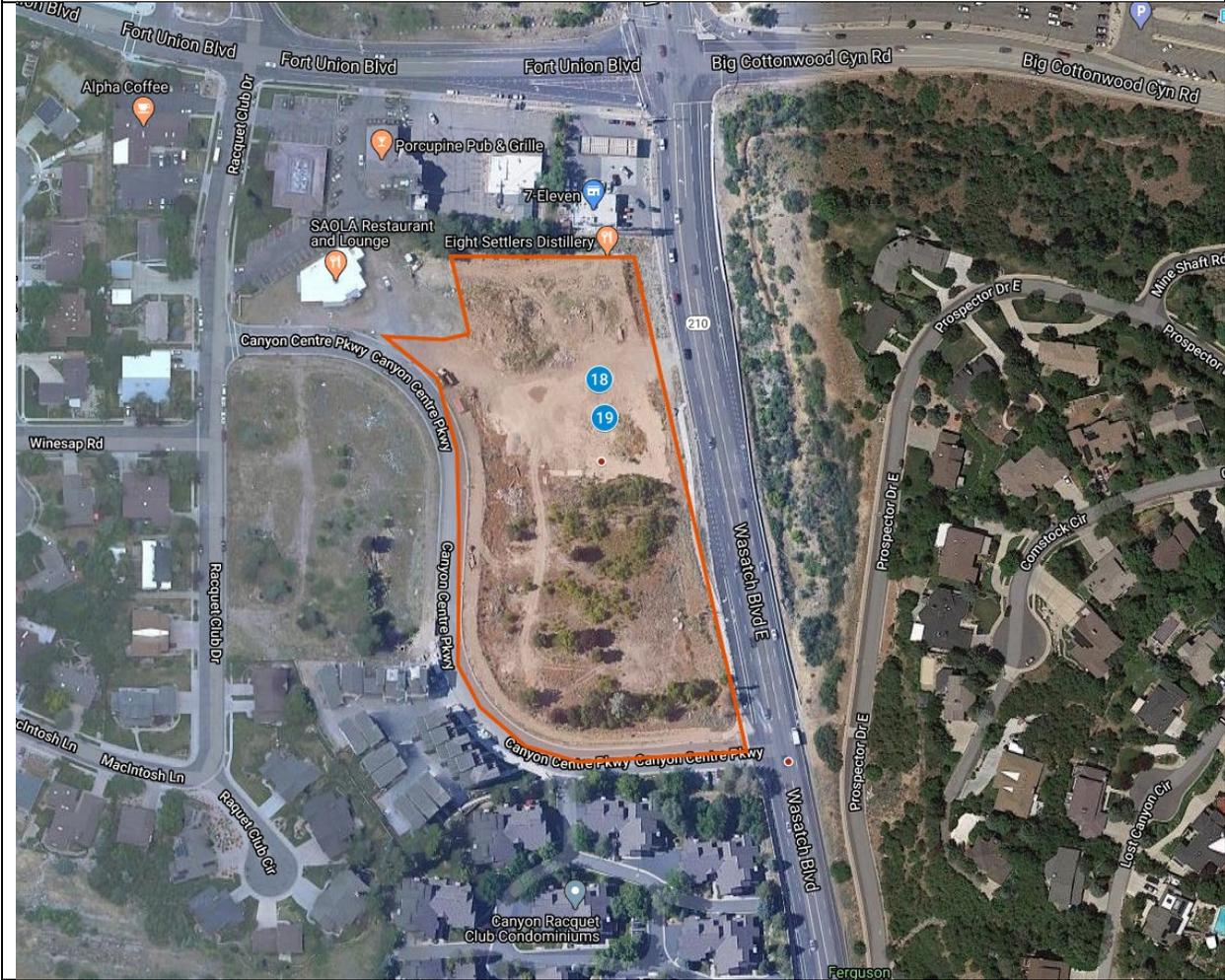
<b>File:</b> CUP-20-002	<b>Project Name:</b> Oaks at Wasatch
<b>Address:</b> 8218 S. Wasatch Grove Lane	<b>Applicant:</b> Utah's Best Vacation Rentals (Owner: Joshua Wilhelm)
<b>Type of Application:</b> Conditional Use Permit: Short-term Rental	<b>Current Zoning:</b>
<b>App. Description:</b> Short-term Rental	
<b>Next Meeting:</b> No additional meetings.	<b>Staff Contact:</b> Andrew Hulka
<b>Status:</b> CUP approved at Administrative Hearing on Feb 19, 2020.	



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE #18**

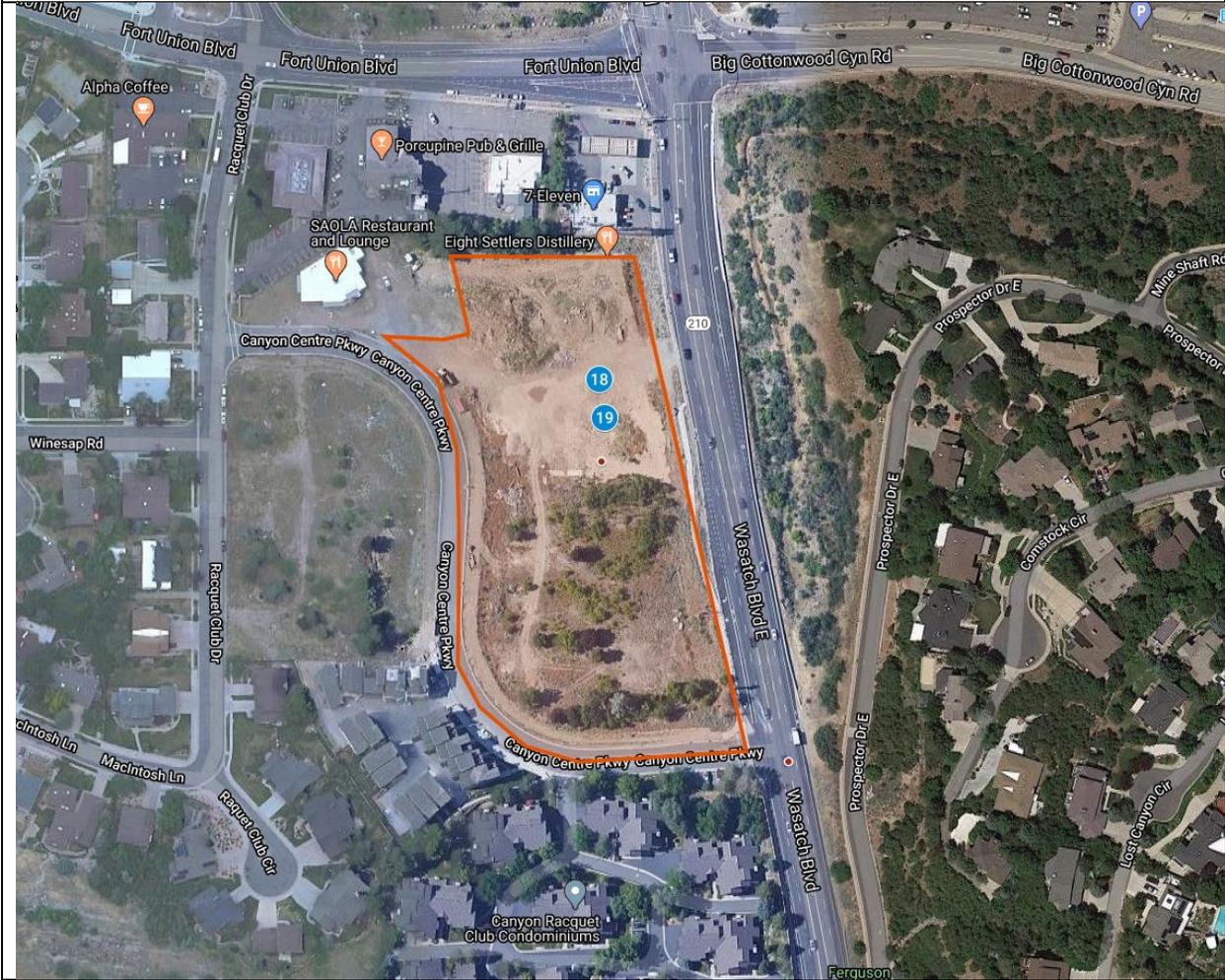
<b>File:</b> SPL-20-001	<b>Project Name:</b> New Restaurant
<b>Address:</b> 7327 S. Canyon Centre Pkwy	<b>Applicant:</b> Kevin Gates
<b>Type of Application:</b> Site Plan Approval for Restaurant (without Drive Thru Service)	<b>Current Zoning:</b>
<b>App. Description:</b> Completion of a tenant pad for a new restaurant within the Canyon Centre development.	
<b>Next Meeting:</b> April 1 Planning Commission	<b>Staff Contact:</b> Andrew Hulka
<b>Status:</b> On Mar 5, 2020, the Planning Commission requested additional information and voted to continue the item to the April 1, 2020 Planning Commission meeting.	



**COUNCIL DISTRICT 4**

**RECENT PROJECT / RECENT UPDATE #19**

<b>File:</b> SPL-20-002	<b>Project Name:</b> New Retail Establishment
<b>Address:</b> 7333 S. Canyon Centre Pkwy	<b>Applicant:</b> Kevin Gates
<b>Type of Application:</b> Site Plan Approval for Retail Shop	<b>Current Zoning:</b>
<b>App. Description:</b> Completion of a tenant pad for a new restaurant within the Canyon Centre development.	
<b>Next Meeting:</b> April 1 Planning Commission	<b>Staff Contact:</b> Andrew Hulka
<b>Status:</b> On Mar 5, 2020, the Planning Commission requested additional information and voted to continue the item to the April 1, 2020 Planning Commission meeting.	



## DISTRICT 4 RECENT BUILDING PERMITS

### (Permits Issued January – February)

CH Permit #	Permit Type	Parcel Address	Description
BP-20-0121	New SFD	3512 E BRETON LN	Giverny 139 - NSFD
BP-19-0963	New SFD	3421 E Monet Lane	Giverny 325 - New House
BP-20-0090	New SFD	3499 E BOUGIVAL LN	SFD - Giverny Lot 148
BP-18-0475	New SFD	3403 E La Vie Lane	SFD - Giverny Lot 202 Maya Plan
BP-18-1013	New SFD	3353 E La Vie Ln	SFD - Giverny Lot 208 (Ridge lot)
BP-18-0477	New SFD	3347 E. La Vie Lane	SFD - Giverny Lot 209
BP-19-0246	New SFD	3418 E Regatta Lane	SFD - Giverny Lot 311 (Jean)
BP-19-0110	New SFD	9318 S Monet Lane	SFD - Giverny Lot 316 (Marmottan - Master)
BP-18-0765	New SFD	9274 S Monet Lane	SFD - Giverny Lot 319 Marmottan Master Plan
BP-19-0778	New SFD	3366 E Jalais Hill Ln	SFD - Giverny Lot 411 (Harrell)

\*SFD – Single Family Residence

## CITY-WIDE PROJECTS

### NEW PROJECT

**Project:** Title 14 - Highways, Sidewalks and Public Places – Comprehensive Update

**Address:** City-wide

**Type of Application:** Ordinance Amendment

**Staff Contact:** Mike Johnson

*Staff will be submitting a grant application to the Utah Office of Outdoor Recreation for a trailhead, parking, and a park at 7725 S. Wasatch Blvd. The grant application is due March 20, 2020.*

### PROJECT UPDATE

**Project:** Planned Development District Text Amendment

**Address:** City-wide

**Type of Application:** Ordinance Amendment

**Staff Contact:** Mike Johnson

*Preliminary feedback presented to Planning Commission and City Council in November and December. Consultant is preparing a rough draft ordinance for public input.*

### PROJECT UPDATE

**Project:** Tree and Park Strips Ordinance

**Address:** City-wide

**Type of Application:** Ordinance Amendment

**Staff Contact:** Matt Taylor

*The first draft has been presented to the Planning Commission at their March 4, 2020 meeting. The commission had generally positive reception and provided feedback on various details. Staff will bring a final draft to the Planning Commission for review on April 1, 2020.*

**PROJECT UPDATE****Project:** Sensitive Lands (SLEDS) Ordinance Revisions**Address:** City-wide**Type of Application:** Ordinance Amendment**Staff Contact:** Mike Johnson*Preliminary feedback presented to Planning Commission and City Council in November and December. Consultant is preparing a rough draft ordinance for public input.***PROJECT UPDATE****Project:** Open Space, Trails and Tree Master Plan**Address:** City-wide**Type of Application:** Master Plan Adoption – General Plan Sub Document**Staff Contact:** Matthew Taylor*The preliminary draft is scheduled for Planning Commission presentation at their April 1, 2020 meeting.***PROJECT UPDATE****Project:** Bonneville Shoreline Trail Access Master Plan**Address:** City-wide**Type of Application:** Master Plan Adoption – General Plan Sub Document**Staff Contact:** Mike Johnson*A public open house was held in February. The formal draft of the plan is being prepared by the consultant at this time.***PROJECT UPDATE****Project:** Title 14 - Highways, Sidewalks and Public Places – Comprehensive Update**Address:** City-wide**Type of Application:** Ordinance Amendment**Staff Contact:** Matt Taylor*A preliminary draft is being prepared for Council introduction at their March 17, 2020 meeting.***ECONOMIC DEVELOPMENT PROJECTS****PROJECT UPDATE****Project:** Local Business Outreach**Project Location:** City-wide**Type of Project:** Business Outreach**Staff Contact:** Mike Johnson, Sherrie Martell**January 2020**

- CHBA Board of Directors meeting - January 15
- CHBA January Connect – Active Shooter Discussion with Asst. Chief of Police Paul Brenneman – January 15

- CHBA member The Wentworth at Coventry – event to meet the new executive staff – January 23
- Ribbon Cutting Northwest Bank – January 28
- CHBA Women’s Group Meeting – January 28
- CHBA New Business Luncheon (Jonathan’s Jewelry, LT3 Strategies, LKJ Support Services, Safe Haven Counseling, Root’d Café, Treeview Street Counseling, and The Furey Group) – January 30

**February 2020**

- CHBA Death By Chocolate Event – February 6 (sold out tickets)
- Ribbon Cutting Root’d Cafe – February 7
- Bus Dev and Retention Meeting with Silicon Valley Bank (Brent Dewsnup with Mike and Sherrie) – February 28